

**Present:** **Chairman:** Absent **Members:** Nancy Binns, Nora Hulton, John Favreau, Tom Caldwell;  
**Inland Wetlands Enforcement Officer:** Stacey Sefcik; **Land Use Secretary:** Brenda Zampaglione  
**Alternate:** John Favreau for Keith Jewell  
**Absent:** Keith Jewell, Darin Willenbrock, Cindy Shook

- a. Modification of Permit #18-06-02W Issued to Barbara S. Johnson, Trustee, 10 North Shore Road – Demolition of Existing Single Family Dwelling and Cottage; Construction of New Single Family Dwelling, In-Ground Pool and Pool House; Construction of New Well and Septic System; Relocation of Existing Driveway; and Drainage Improvements in the Regulated Area.**

**A.H. Howland & Associates, Mr. Szymanski for Barbara Johnson – 10 North Shore Road** – Mr. Szymanski addressed the Commission and distributed a Proposed Development Map for perusal. This map has been modified from previous versions and is dated November 28, 2018. Mr. Szymanski explained that there have been modifications to the impervious coverage and that it has been decreased significantly. The house location has also been modified and reduced. Grass Pavers will be installed to also allow for full infiltration drainage on the parking area. Mr. Szymanski further explained that he has had input from Sean Hayden of the Lake Waramaug Task Force and has heeded his recommendations regarding the Rain Gardens. Sediment traps and barriers will be installed in addition to diversion berms. There will be silt soxx around entire perimeter. The project will be done in two phases.

Mr. Hayden clarified that he had done a site visit with Mr. Szymanski in March of 2018. Mr. Hayden further described the soil as well drained and that no perc or infiltration test would be needed. The soil is great in all locations on the property and that the site is very flat. Mr. Hayden recommended for the raingardens that a management/maintenance plan be added to the plan to ensure success of raingardens. This can be achieved through regular site visits by ZEO to insure that it is functioning properly. Mr. Hayden addressed these requirements in a letter dated November 28, 2018 to ZEO, Ms. Sefcik, who then distributed the letter to the Commission via email and hand-out at meeting.

Ms. Sefcik also reminded the Commission that this application had previous approval. These modifications are an improvement over the original application. Ms. Sefcik further clarified for the Commission that this project also had to go before the Planning and Zoning Commission as a Special Exception which required a Public Hearing.

**MOTION:** Ms. Hulton, 2<sup>nd</sup> Ms. Binns **APPROVE** the **MODIFIED** application subject to the **REVISIONS** per the site plan presented to the Commission dated March 22, 2018, incorporating Sean Hayden's recommendations for Soil Erosion, Sediment Control and Stormwater Management, detailed in a letter to the Commission dated November 28, 2018 regarding Lake Waramaug Task Force Comments on Project at 10 North Shore Road, Warren, CT;

**UNANIMOUSLY APPROVED**

**MOTION CARRIED**

**b. Adoption of 2019 Regular Meeting Schedule**

**MOTION:** Ms. Binns, 2<sup>nd</sup> Ms. Hulton **ADOPT** the 2019 regular meeting schedule as presented;

**UNANIMOUSLY APPROVED**

**MOTION CARRIED**

**c. 39 Brick School Road - Terry & Cynthia Shook, Removal of Cat Tails from Pond** where horses drink water. Horses cannot get to the water due to the growth. Request that the application be added to the Agenda for tonight.

**MOTION:** Mr. Favreau, 2<sup>nd</sup> Ms. Hulton **AMEND** the **AGENDA** to reflect the addition of application for **39 Brick School Road - Terry & Cynthia Shook, Removal of Cat Tails from Pond**;

**UNANIMOUSLY APPROVED**

**MOTION CARRIED**

**MOTION:** Ms. Hulton, 2<sup>nd</sup> Mr. Caldwell **APPROVE** a **DECLARATORY RULING** as per **Section 4.1.a** for the application for **39 Brick School Road - Terry & Cynthia Shook, Removal of Cat Tails from Pond** finding that it is a Permitted Use;

**UNANIMOUSLY APPROVED**

**MOTION CARRIED**

**9. ADJOURNMENT**

**MOTION:** Mr. Favreau, 2<sup>nd</sup> Ms. Hulton **ADJOURN** the meeting at 7:38 PM;

**UNANIMOUSLY APPROVED**

**MOTION CARRIED**

Respectfully submitted,

*Brenda Zampaglione*

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Land Use Secretary